



**Stobart Terrace, Fishburn, TS21 4AF**  
**3 Bed - House - Mid Terrace**  
**£50,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

We are pleased to offer to the market with no onward chain; this deceptively spacious three bedroom end-terraced house pleasantly positioned on Stobart Terrace, within the popular, family orientated location of Fishburn. Whilst the property does require full internal modernisation, this is the perfect purchase for clients seeking a property which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in both Fishburn & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing. In brief, this deceptively spacious property comprises: Welcoming entrance lobby with stairs to the first floor, lounge with window to front elevation, a 17ft (approximately) dining area & access to kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & family bathroom. Externally, the property enjoys an enclosed garden area to the front whilst a yard is situated to the rear. We highly encourage thorough internal inspection in order to fully appreciate the style, space, layout & potential of property for sale.

FREEHOLD  
EPC Rating: C  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**LOUNGE**  
13'6 x 10'4 (4.11m x 3.15m)

**DINING AREA**  
17'5 x 13'0 (5.31m x 3.96m)

**KITCHEN**  
10'5 x 8'6 (3.18m x 2.59m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
14'5 x 9'10 (4.39m x 3.00m)

**BEDROOM TWO**  
10'0 x 9'10 (3.05m x 3.00m)

**BEDROOM THREE**  
10'0 x 6'1 (3.05m x 1.85m)

**BATHROOM**  
6'10 x 6'10 (2.08m x 2.08m)

#### **EXTERNALLY**

#### **DISCLAIMER**

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior

to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
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E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
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E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

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## CROOK

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## SPENNYMOOR

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## SEDFIELD

3 High Street  
TS21 2AU

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E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

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E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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